AN INVENTORY OF ASSISTED HOUSING
IN
HAMILTON-WENTWORTH

Robert K. Van Louwe
Research Associate

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155 JAMES ST. S., STE. 602 HAMILTON, ONTARIO L8P 3A4 522-1148

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INTRODUCTION

The Regional Municipality of Hamilton-Wentworth contains a large number of assisted housing units involving many government agencies and millions of dollars.

The actual size, type and distribution of these units, however, has not been well documented for the total inventory. The purpose of this report is to provide a more accurate portrait of the nature of assisted housing, from a statistical standpoint, as it currently exists in Hamilton-Wentworth.

The report is structured to contain the following sections:

Section I:	The Structure of Assisted Housing
Section II:	The Government Agencies
Section III:	The Programs
Section IV:	The Inventory

It is hoped that the report will provide an up-to-date and accurate description of the assisted housing situation in the Region. The inventory represents those units in operation or completed at the time of printing. Doubtlessly, errors and omissions exist, however, every effort has been made to minimize their occurrence.

SECTION I: THE STRUCTURE OF ASSISTED HOUSING

Government sponsored assisted housing programs can be generally classified into two groups: 1) public housing programs (assisted financially and operated by the government), and 2) private sector programs (assisted financially by the government but operated by landlords/groups/ municipal corporations). Figure 1 illustrates the various programs, agencies and inventories.

There are currently in Hamilton-Wentworth a total of 9,904 assisted housing units:

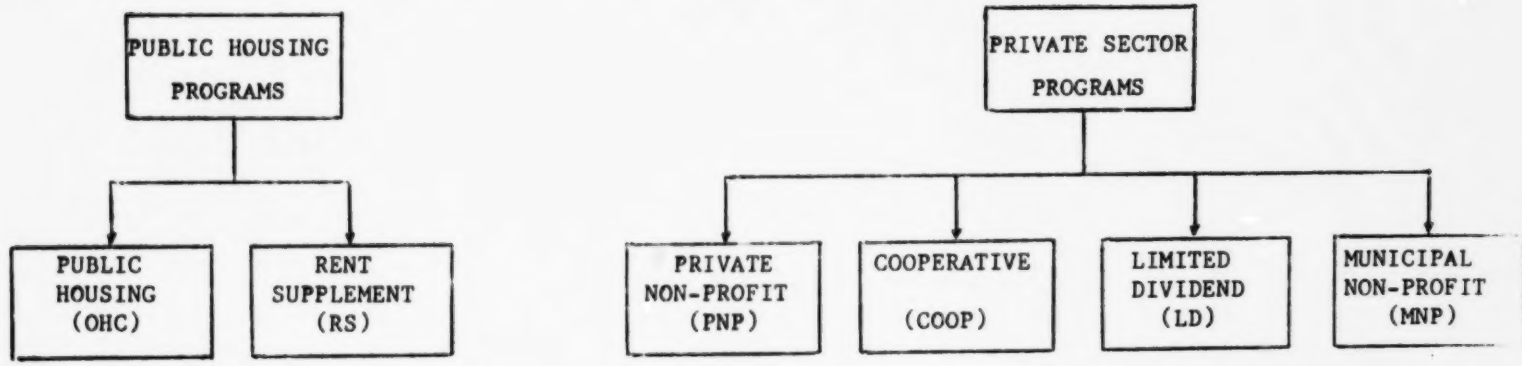
5,177 units	(52.27 percent)	for families
4,631 units	(46.76 percent)	for senior citizens
96 units	(0.97 percent)	for handicapped (modified for wheel-chair use)

Of the 9,904 assisted housing units:

5,165 units	(52.15 percent)	operate under the public housing program
468 units	(4.73 percent)	operate under the rent supplement program
2,456 units	(24.80 percent)	operate under the private non-profit program
511 units	(5.16 percent)	operate under the co-operative program
1,273 units	(12.85 percent)	operate under the limited dividend program
31 units	(0.31 percent)	operate under the municipal non-profit program

FIGURE 1

ASSISTED HOUSING STRUCTURE IN HAMILTON-WENTWORTH



PROGRAMS:	PUBLIC HOUSING (OHC)	RENT SUPPLEMENT (RS)	PRIVATE NON-PROFIT (PNP)	COOPERATIVE (COOP)	LIMITED DIVIDEND (LD)	MUNICIPAL NON-PROFIT (MNP)
GOVERNMENT AGENCIES:	OHC HWHA	OHC HWHA	CMHC	CMHC	CHMC (Terminated)	MMAH
INVENTORY:	5165	468	2456	511	1273	31
- Family	2000	233	1166	505	1273	30
- Senior	3144	233	1224	0	0	0
- Handicapped	21	2	66	6	0	1

OHC - Ontario Housing Corporation
HWHA - Hamilton-Wentworth Housing Authority
CMHC - Canada Mortgage and Housing Corporation
MMAH - Ministry of Municipal Affairs and Housing

SECTION II: THE GOVERNMENT AGENCIES

A number of provincial and federal government agencies participate in the provision of assisted housing. Their general responsibilities are outlined below.

1. CANADA MORTGAGE AND HOUSING CORPORATION (CMHC):

The major responsibility of this federal corporation is to administer the National Housing Act, 1954 (NHA) (RSC 1970 C.N.-10).

More specifically, in the area of assisted housing, the Canada Mortgage and Housing Corporation's main function is to promote integrated housing projects which include a diversity of income levels and lifestyles.

The Canada Mortgage and Housing Corporation provides program assistance in three areas:

1) non-profit housing;
2) co-operative housing, and
3) public housing.

2. ONTARIO MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING (MMAH):

In general terms, the provincial Ministry of Municipal Affairs and Housing is responsible for:

> "insuring that provincial interests are reflected through a sound planning framework; facilitating the provision and maintenance of adequate housing; [and] ensuring efficient use of lands acquired for residential, commercial and industrial development."[1]

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[1] Ministry of Culture and Recreation, "New" KWIC Index To Your Ontario Government Services 1981/82 (Toronto: Ministry of Culture and Recreation, 1981), p. 228.

More specifically, the Ministry of Municipal Affairs and Housing is responsible for conducting market surveys (e.g. waiting list analyses and questionnaire surveys) upon the request of Municipal Councils or the Ontario Housing Corporation (a provincial agency which receives policy direction from the Ministry).

3. ONTARIO HOUSING CORPORATION (OHC)

The Ontario Housing Corporation is the provincial agency that actually owns and maintains operational control over the public housing portfolio. The Corporation administers the rent supplement program but does not own any units in privately held buildings. Such units are contracted to the Corporation for geared-to-income applicants. The Corporation provides rental housing to lower-income families, senior citizens and mentally and physically disabled individuals who qualify for such assistance.

Furthermore:

> "OHC, which was established in 1964, has the power to develop non-profit housing as well as public housing. Private sector funding is used to reduce demands on government finances. OHC also acquires the use of units for rent-geared-to-income purposes in properties not owned by the corporation."[2]

Recent policy direction has been focused towards the development of the municipal non-profit program.

4. HAMILTON-WENTWORTH HOUSING AUTHORITY (HWHA):

A large part of the Ontario Housing Corporation's housing portfolio is managed, on a day-to-day basis, by local housing authorities such as the Hamilton-Wentworth Housing Authority in this Region.

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[2] Ministry of Municipal Affairs and Housing, "Outline - Ontario Housing Corporation" (Toronto: Ministry of Municipal Affairs and Housing, 1980).

The Hamilton-Wentworth Housing Authority, like many other housing authorities:

> "is delegated freedom of action to deal with the local issues within the framework of the management agreements and general policy directives issued by OHC. Because they are local in nature, housing authorities are better suited to respond to the needs of their communities with regard to assisted accommodation. Housing authority members are nominated by the three levels of government."[3]

All three levels of government are involved in providing assistance in the area of housing, whether it be financial cost-sharing, administration or the management of various parts of the total assisted housing inventory. There are also a number of community interest groups/organizations, such as Victoria Park Community Homes Inc., who are involved in the provision of assisted housing under private sector programs.

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[3] Ministry of Municipal Affairs and Housing, "Outline - Ontario Housing Corporation".

SECTION III: THE PROGRAMS

Assisted housing units are currently being provided under six programs by the government agencies previously described. A basic outline of each program follows.

1. PUBLIC HOUSING PROGRAMS

a) Public Housing Assistance:

Administration - the Ontario Housing Corporation is responsible for this program since they own and maintain operational control over the housing units.

Management - the Hamilton-Wentworth Housing Authority manages the housing stock on behalf of the Ontario Housing Corporation by conducting regular maintenance and property upgrading operations as part of their responsibilities.

Inventory - there are a total of 5,165 public housing units in Hamilton-Wentworth. Of this total, 2,000 units (38.72 percent) are for families; 3,144 units (60.87 percent) are for senior citizens; and 21 units (0.41 percent) are for the handicapped.

Tenant Selection - to be eligible for public housing, a family must be composed of a parent(s) aged 18 years and over with at least one dependent child. Senior citizens must be aged 60 or older or, for couples, one of the spouses must be at least 60 years of age. Applicants are placed on a waiting list and point-rated according to their 'need' for assisted housing. Up to 100 percent of the units in any public housing project can be rent-geared-to-income. Families selected generally pay between 16.7 percent and 25.0 percent of their gross family income towards the rent

for their assisted housing unit. Selected senior citizens generally pay between 20 percent and 25 percent of gross income toward rent.

Funding - the Ontario Housing Corporation borrows up to 100 percent of approved capital costs from privately insured lending institutions and operating subsidies are shared on a 50:50 basis between the federal and provincial governments. Currently, no new units are being provided by the Ontario Housing Corporation, but the existing inventory will continue to be maintained.

b) Rent Supplement Program:

Administration - the Ontario Housing Corporation is responsible for the administration of this program, however, the initial responsibility for the procurement and placing of units under the rent supplement agreement are the responsibility of the Ministry of Housing and Municipal Affairs.

Management - the Hamilton-Wentworth Housing Authority administers the agreements on behalf of the Ontario Housing Corporation. The private landlords are responsible for rent collection, maintenance and repairs in the same manner as for those residents who are not receiving subsidy assistance.

Inventory - a total of 468 rent supplement units exist in the Region with 233 (49.79 percent) of these established for families; 233 (49.79 percent) for senior citizens, and 2 units (0.43 percent) for the handicapped.

Tenant Selection - prospective tenants are chosen from the Hamilton-Wentworth Housing Authority waiting list for assisted housing. The private landlord - who agrees to enter his/her units into the program - then meets with the Hamilton-Wentworth Housing Authority management to discuss prospective tenants. The selected applicants are then advised that a unit is available and leasing arrangements are made between the landlord and the prospective tenant. Up to 25 percent of the units in a family complex can be established for rent-geared-to-income assistance. The families so selected pay on a rent-geared-to-income basis for between 16.7 percent and 25.0 percent of their gross income. Up to 50 percent of the units in a senior citizen complex can be allocated for rent-geared-to-income assistance where the seniors pay between 20 percent and 25 percent of gross income.

Funding - private landlords make their units available to tenants needing rent-geared-to-income housing. If the units are satisfactory, the Ontario Housing Corporation and the landlord enter into an agreement for a minimum three year period. The landlord and the Corporation then agree on a current market rent level which does not exceed local market rents for similar accommodation. Under this agreement, the Ontario Housing Corporation pays, to the landlord, the difference between the agreed market rent for the accommodation and the geared-to-income rent determined by the Corporation for each tenant. Following this, the tenant signs a lease with the landlord who is responsible for rent collection, repairs and maintenance, etc. Operating subsidies for the rent supplement program are shared by the federal and provincial governments on a 50:50 basis.

2. PRIVATE SECTOR PROGRAMS

a) Private Non-Profit Housing Program:

Administration - The Canada Mortgage and Housing Corporation is responsible for providing assistance under this program.

Management - non-government, private non-profit corporations operate the units (referred to as the sponsoring group).

Inventory - a total of 2,456 assisted private non-profit units are currently available in the Region of which 1,166 units (47.48 percent) have been delegated to families; 1,224 units (49.54 percent) for senior citizens, and 66 units (2.69 percent) for the handicapped.

Tenant Selection - the sponsoring group is given the task of selecting tenants but the actual process varies as set out in the operating agreement with the Canada Mortgage and Housing Corporation. A waiting list and priorizing of applicants is frequently used in the selection process.

Funding - the Canada Mortgage and Housing Corporation provides the following assistance to non-profit organizations under the provisions of the National Housing Act:

- "Financial assistance [of up to $75,000] to develop the housing proposal to the point where a loan application can be made:
- Loan insurance for up to 100% of the agreed-to-cost of the project [for a period of up to 35 years] when mortgage financing is obtained from lenders approved by CMHC.

- Financial assistance to subsidize mortgage payments from going market interest rate to as low as 2%. This has the effect of reducing rents, especially for low-income tenants; and

- Funding for repairs and modifications [of up to $3,750 per unit under the federal Residential Rehabilitation Assistance Program - RRAP] where existing housing is acquired."[4]

b) Co-operative Housing Program:

Administration - the Canada Mortgage and Housing Corporation is responsible for providing assistance under this program.

Management - co-operatives are managed entirely by groups of people who have been incorporated as non-profit housing co-operatives under provincial law. Co-operative members can actively participate in the operation of the project by doing their own maintenance and bookkeeping to reduce their operating costs and, consequently, to keep their rents down.

Inventory - a total of 511 assisted co-operative housing units are available in the Region of which 505 units (98.83 percent) are for families; 0 units (0.00 percent) for senior citizens, and 6 units (1.17 percent) are for the handicapped.

Tenant Selection - the Board of Directors of the co-operative are responsible for the selection of potential tenants but the actual selection process varies depending upon the type of agreement made with the Canada Mortgage and Housing Corporation. A waiting list and priorizing of tenants are likely methods of unit allocation. The

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[4] Canada Mortgage and Housing Corporation, The Private Non-Profit Housing Program (Ottawa: Canada Mortgage and Housing Corporation, 1981), p.2

co-operative is designed to provide for a range of incomes. A minimum of 15 percent of the units in a co-operative can be allocated to families or senior citizens on a rent-geared-to-income basis whereby the applicant generally pays between 16.7 percent to 25.0 percent (families) and 20 percent to 25 percent (seniors) of their gross income towards rent. The remaining tenants are charged at a rate which relates to the lower end of the range of rents in the private market for similar housing. CMHC is also encouraging 5 percent of all units to be allocated to handicapped/disabled persons.

Funding - the Canada Mortgage and Housing Corporation provides the following assistance to co-operative housing groups under provisions of the National Housing Act:

- "Financial assistance [of up to $75,000] to develop the housing proposal to the point where a loan application can be made:

- Loan insurance for up to 100% of the agreed-to-cost of the project [for a period of up to 35 years] when mortgage financing is obtained from lenders approved by CMHC:

- Financial assistance to subsidize mortgage payments from going market interest rate to as low as 2%. This has the effect of reducing rents, especially for low-income tenants; and

- Funding for repairs and modifications [of up to $3,750 per unit under the federal Residential Rehabilitation Assistance Program - RRAP] where existing housing is acquired."[5]

[5] Canada Mortgage and Housing Corporation, The Cooperative Housing Program (Ottawa: Canada Mortgage and Housing Corporation, 1981), p. 2.

c) Limited Dividend Program (terminated in 1976):

Administration - although the limited dividend program was terminated in 1976, the Canada Mortgage and Housing Corporation is still responsible for the administration of the portfolio still operating in Hamilton-Wentworth.

Management - the landlords/developers who supply the units also manage the inventory.

Inventory - currently, there are 1,273 assisted limited dividend units in the Region of which it is assumed that all (100.0 percent) are designated for families.

Tenant Selection - since the program is intended for low to moderate income groups, the Canada Mortgage and Housing Corporation has established an average rent figure for the units. Families whose gross income is less than four times the average rent set by the Canada Mortgage and Housing Corporation are considered eligible for a unit, as a guideline. However, if a family's gross income is 25 percent above the four times average rent limit, they are not considered eligible for a limited dividend unit. Within this framework, the landlords are free to select their own tenants. Units can be established for families requiring rent-geared-to-income assistance, but there are no quotas or guidelines which the landlord must follow. Landlords must deal directly with the Ministry of Municipal Affairs and Housing if rent-geared-to-income families are to be housed in limited dividend units. Annual audited statements from the landlords must be submitted to the Canada Mortgage and Housing Corporation who are also responsible for approving rental increases.

Funding - the units in the limited dividend inventory have been constructed by private builders or organizations (who own and manage the units) with capital assistance from the Canada Mortgage and Housing Corporation of up to 90 percent mortgage relief. A preferential mortgage rate of from 5 to 8 percent for a 50 year amortization period was also given to landlords. No rent subsidies or supplements are included in the Canada Mortgage and Housing Corporation assistance. Each landlord enters into an agreement with the Canada Mortgage and Housing Corporation to limit profits on their units. However, landlords are allowed a return on their equity of 5 percent per year (which is tied to the amount of equity involved). No new units have been acquired/built since 1976, nor will any be acquired, but existing units will continue to be assisted.

d) Municipal Non-Profit Housing Program:

Administration - the Ministry of Municipal Affairs and Housing is responsible for the overall administration of the municipal non-profit program including the project review, approval and inspection process for each development. Once a project has been approved by the Province, federal rent reduction grants and loan insurance through the Canada Mortgage and Housing Corporation can be made available.

Management - units in the program are maintained by the municipal non-profit corporation which has agreed to sponsor the development.

Inventory - at present, there are 31 municipal non-profit housing units in the Region of which 0 units (0.00 percent) are for families; 30 units (96.77 percent) are for senior citizens; and 1 unit (3.23 percent) is designed for a handicapped individual.

Tenant Selection - an administrative manual has been prepared for non-profit housing groups setting out the criteria under which tenants should be selected. Rent-geared-to-income applicants may be selected from the Hamilton-Wentworth Housing Authority waiting list. The program is designed to provide for a range of incomes. Up to 25 percent of the units in a municipal non-profit program can be designated for families on a rent-geared-to-income basis whereby the family generally pays between 16.7 percent and 25.0 percent of their gross income towards rent. For senior citizens, up to 50 percent of the units can be rent-geared-to-income assisted whereby the tenant pays between 20 percent and 25 percent of gross income toward rent. The remaining tenants are charged at a rate which relates to the lower end of the range of rents in the private market for similar housing.

Funding - the program provides assistance for the following capital costs:

- "National Housing Act (NHA) insurance on mortgage loans from NHA - approved lending institutions..., up to 100 percent of the lending value of acquired recommendations or new projects [by the Canada Mortgage and Housing Corporation].

[In addition, provision is made for the following operating subsidies:]

- An annual federal rent reduction grant to help offset operating losses. This grant has the effect of reducing the effective interest rate applied to approved capital project costs to two percent over a 35-year loan amortization period....

- The province offers an additional rent reduction grant, if required, of up to 100 percent of the federal rent reduction grant.

- ....if additional subsidy is required at this stage, it would be shared on a 50:50 ratio by the federal and provincial governments."[6]

[6] Ministry of Municipal Affairs and Housing, "Outline - Municipal Non-Profit Housing" (Toronto: Ministry of Municipal Affairs and Housing, 1980).

SECTION IV: THE INVENTORY

The assisted housing inventory in Hamilton-Wentworth is documented in three ways in this section:

1. Summary Tables - describing the total inventory along various dimensions.
2. Maps - illustrating the inventory by planning neighbourhood.
3. Location Tables - describing the total inventory by address.

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1. SUMMARY TABLES

The following codes are used in this part of the report:

ORC - Public Housing (Ontario Housing Corporation)
RS - Rent Supplement
PNP - Private Non-Profit
COOP - Co-operative
LD - Limited Division
MNP - Municipal Non-Profit

a) Program By Area Municipality

	OHC	RS	PNP	COOP	LD	MNP	TOTAL
Hamilton	4980	468	2232	480	863	0	9023
Dundas	54	0	10	31	101	0	196
Stoney Creek	86	0	126	0	211	0	423
Ancaster	45	0	41	0	0	0	86
Flamborough	0	0	47	0	98	0	145
Glanbrook	0	0	0	0	0	31	31
REGION	5165	468	2456	511	1273	31	9904

b) Unit Type By Area Municipality

	FAMILY	SENIOR	HANDICAPPED	TOTAL
Hamilton	4664	4278	81	9023
Dundas	157	39	0	196
Stoney Creek	258	153	12	423
Ancaster	0	84	2	66
Flamborough	98	47	0	145
Glanbrook	0	30	1	31
REGION	5177	4631	96	9904

c) Unit Type By Program

	FAMILY	SENIOR	HANDICAPPED	TOTAL
OHC	2000	3144	21	5165
RS	233	233	2	468
PNP	1166	1224	66	2456
COOP	505	0	6	511
LD	1273	0	0	1273
MNP	0	30	1	31
REGION	5177	4631	96	9904

d) Program By Unit Type

(i) Public Housing (OHC)

	FAMILY	SENIOR	HANDICAPPED	TOTAL
Hamilton	1932	3027	21	4980
Dundas	25	29	0	54
Stoney Creek	43	43	0	86
Ancaster	0	45	0	45
Flamborough	0	0	0	0
Glanbrook	0	0	0	0
REGION	2000	3144	21	5165

(ii) Rent Supplement (RS)

	FAMILY	SENIOR	HANDICAPPED	TOTAL
Hamilton	233	233	2	468
Dundas	0	0	0	0
Stoney Creek	0	0	0	0
Ancaster	0	0	0	0
Flamborough	0	0	0	0
Glanbrook	0	0	0	0
REGION	233	233	2	468

(iii) Private Non-Profit (PNP)

	FAMILY	SENIOR	HANDICAPPED	TOTAL
Hamilton	1162	1018	52	2232
Dundas	0	10	0	10
Stoney Creek	4	110	12	126
Ancaster	0	39	2	41
Flamborough	0	47	0	47
Glanbrook	0	0	0	0
REGION	1166	1224	66	2456

(iv) Co-operative (COOP)

	FAMILY	SENIOR	HANDICAPPED	TOTAL
Hamilton	474	0	6	480
Dundas	31	0	0	31
Stoney Creek	0	0	0	0
Ancaster	0	0	0	0
Flamborough	0	0	0	0
Glanbrook	0	0	0	0
REGION	505	0	6	511

(v) Limited Dividend (LD)

	FAMILY	SENIOR	HANDICAPPED	TOTAL
Hamilton	863	0	0	863
Dundas	101	0	0	101
Stoney Creek	211	0	0	211
Ancaster	0	0	0	0
Flamborough	98	0	0	98
Glanbrook	0	0	0	0
REGION	1273	0	0	1273

(vi) Municipal Non-Profit (MNP)

	FAMILY	SENIOR	HANDICAPPED	TOTAL
Hamilton	0	0	0	0
Dundas	0	0	0	0
Stoney Creek	0	0	0	0
Ancaster	0	0	0	0
Flamborough	0	0	0	0
Glanbrook	0	30	1	31
REGION	0	30	1	31

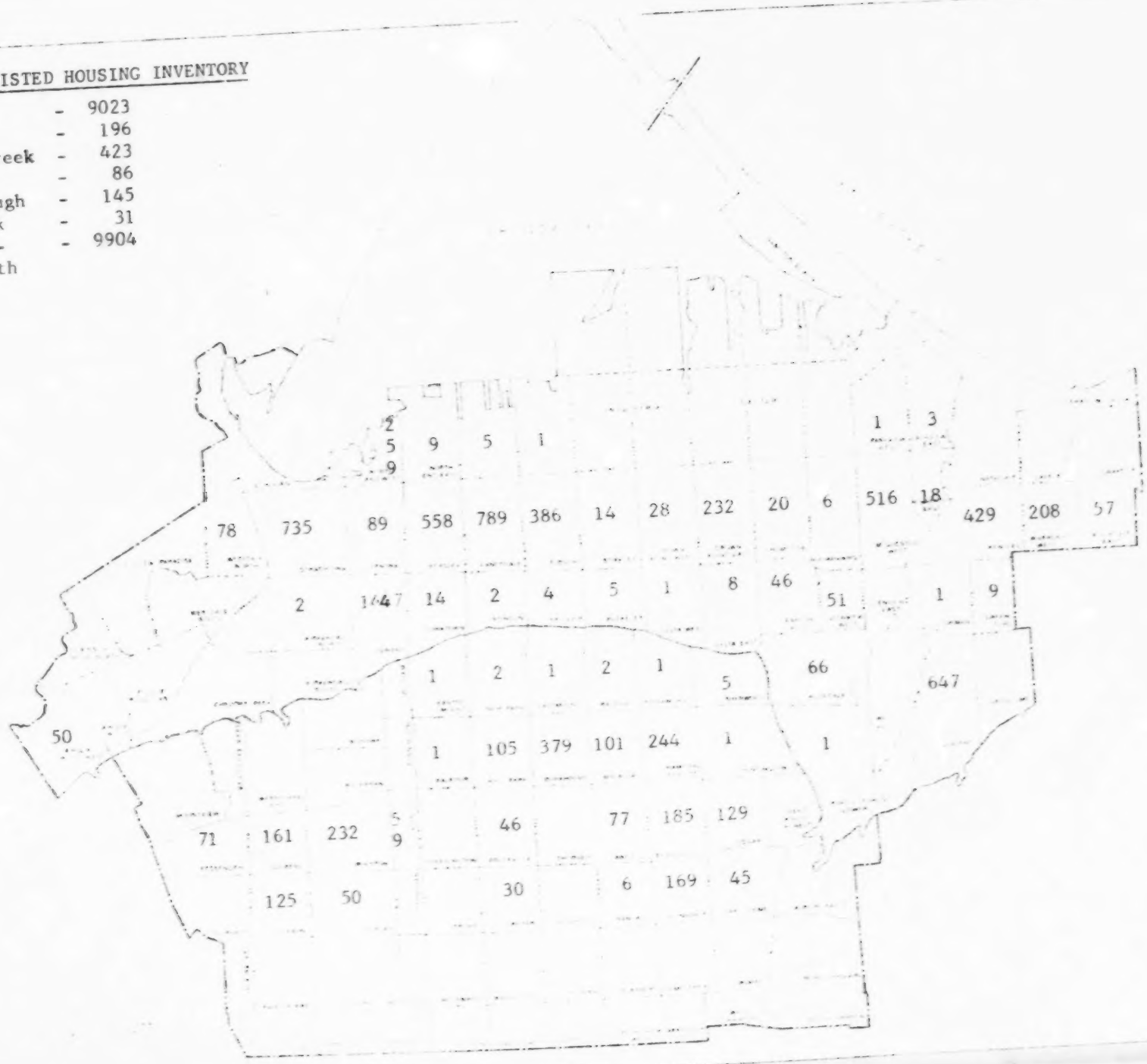
e) Sponsor By Unit Type

SPONSOR	PROGRAM	TYPE			
		Family	Senior	Handicapped	Total
Hamilton-Wentworth Housing Authority	OHC	2000	3144	21	5165
	RS	233	233	2	468
Victoria Park Community Homes	PNP	965	0	28	993
Hamilton Baptist Non-Profit Homes	PNP	22	0	1	23
McGivney Community Homes	PNP	22	0	0	22
Kiwanis Non-Profit Homes	PNP	138	0	0	138
Urban Native Homes	PNP	19	0	0	19
Coronation Park Housing	PNP	0	16	0	16
Hamilton Housing Company	PNP	0	61	0	61
Hamilton Senior Citizens' Apt.	PNP	0	72	0	72
First Place	PNP	0	452	0	452
Hamilton Jewish Home for the Aged	PNP	0	36	4	40
Sons of Italy Foundation	PNP	0	226	4	230
LUINA Foundation	PNP	0	81	9	90
Rambynas Inc.	PNP	0	46	4	50
Canada Reformed Society	PNP	0	28	2	30
Lions Housing	PNP	0	10	0	10
Heritage Green Senior Citizens' Centre	PNP	0	110	12	122
Ancaster Senior Citizens' Apt.	PNP	0	11	0	11
Ryerson Ancaster Homes	PNP	0	28	2	30

SPONSOR	PROGRAM	TYPE			
		Family	Senior	Handicapped	Total
Rotary Garden Court	PNP	0	11	0	11
Elim Villa	PNP	0	36	0	36
Greenhill Place Housing Cooperative	COOP	278	0	0	278
Winkleigh Housing Cooperative	COOP	77	0	0	77
Mountain City Cooperative	COOP	68	0	3	71
Stone Church Cooperative Homes	COOP	51	0	3	54
Dundas Cooperative	COOP	31	0	0	31
Halam Park Apt.	LD	96	0	0	96
The Centre Apt.	LD	206	0	0	206
Janus Apt.	LD	105	0	0	105
Anthony Court Apt.	LD	139	0	0	139
Artben Homes Limited	LD	50	0	0	50
Shelley Construction	LD	46	0	0	46
Empire Apt.	LD	185	0	0	185
Luval Apt.	LD	36	0	0	36
Helen Park Apt.	LD	101	0	0	101
Cambridge Place	LD	124	0	0	124
Rolida Gardens	LD	87	0	0	87
Braeburn Apt.	LD	98	0	0	98
Orchard Park	MNP	0	30	1	31
REGION		5177	4631	96	9904

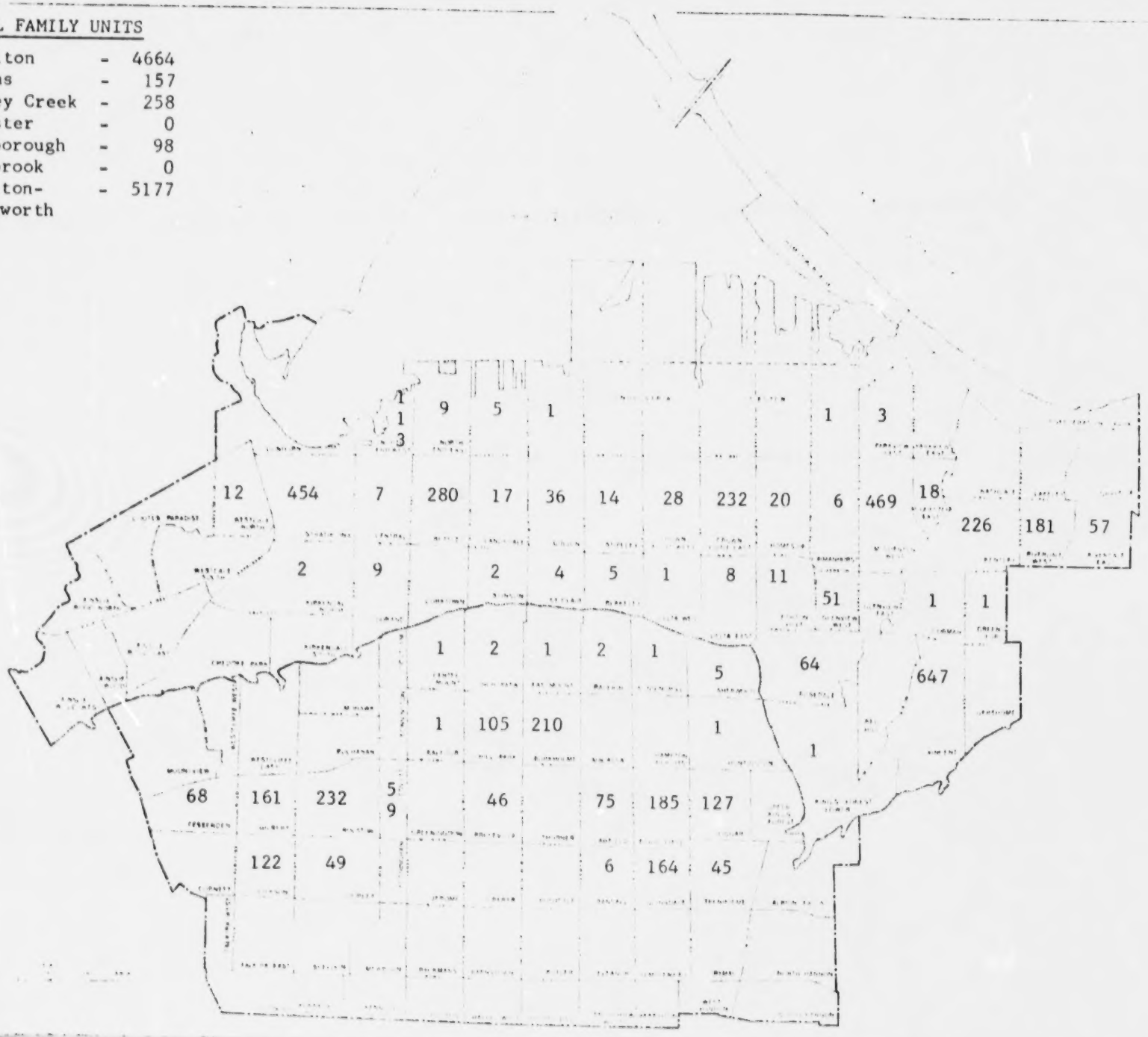
TOTAL ASSISTED HOUSING INVENTORY

Hamilton	-	9023
Dundas	-	196
Stoney Creek	-	423
Ancaster	-	86
Flamborough	-	145
Glanbrook	-	31
Hamilton-Wentworth	-	9904



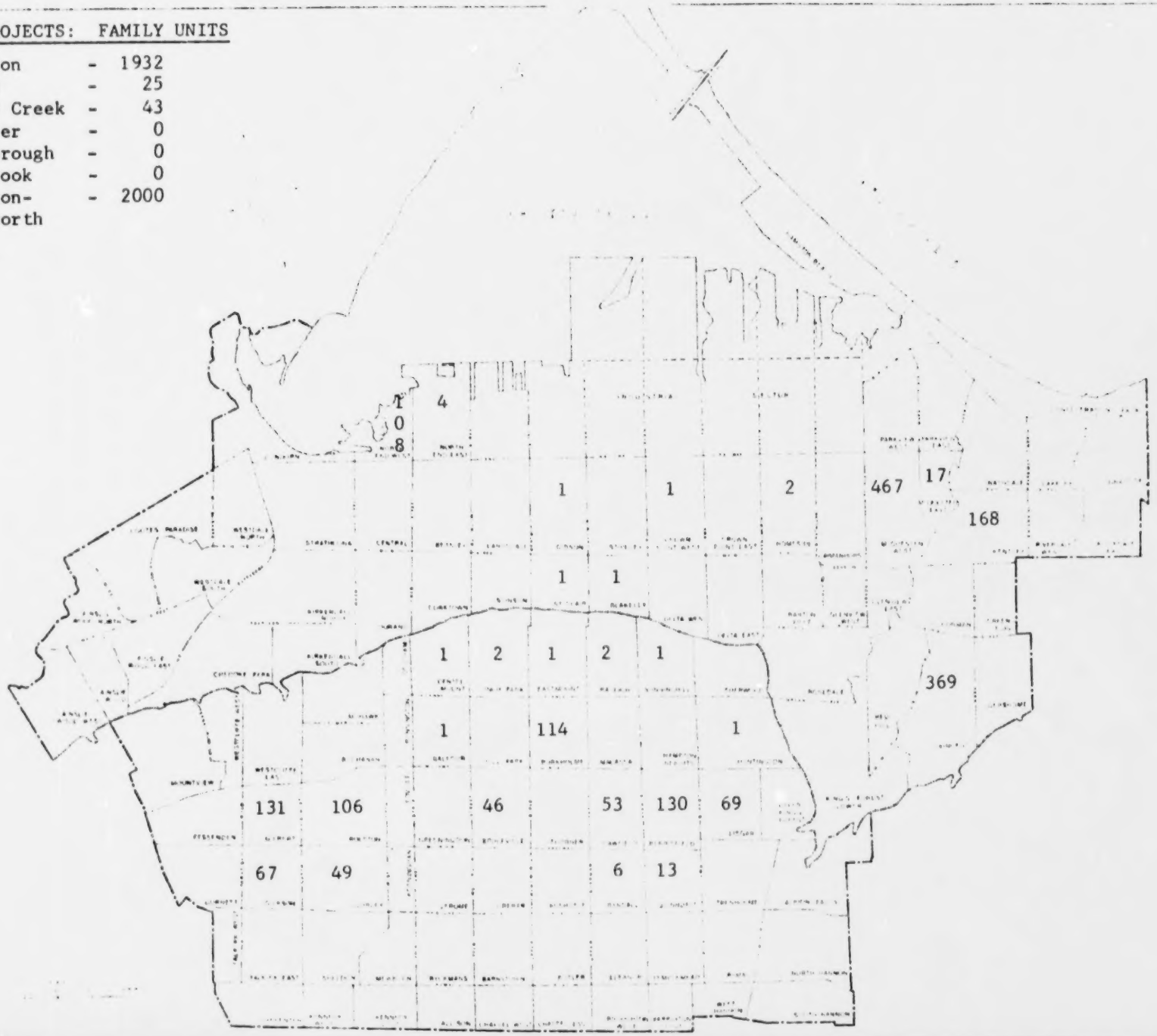
TOTAL FAMILY UNITS

Hamilton	-	4664
Dundas	-	157
Stoney Creek	-	258
Ancaster	-	0
Flamborough	-	98
Glanbrook	-	0
Hamilton-Wentworth	-	5177



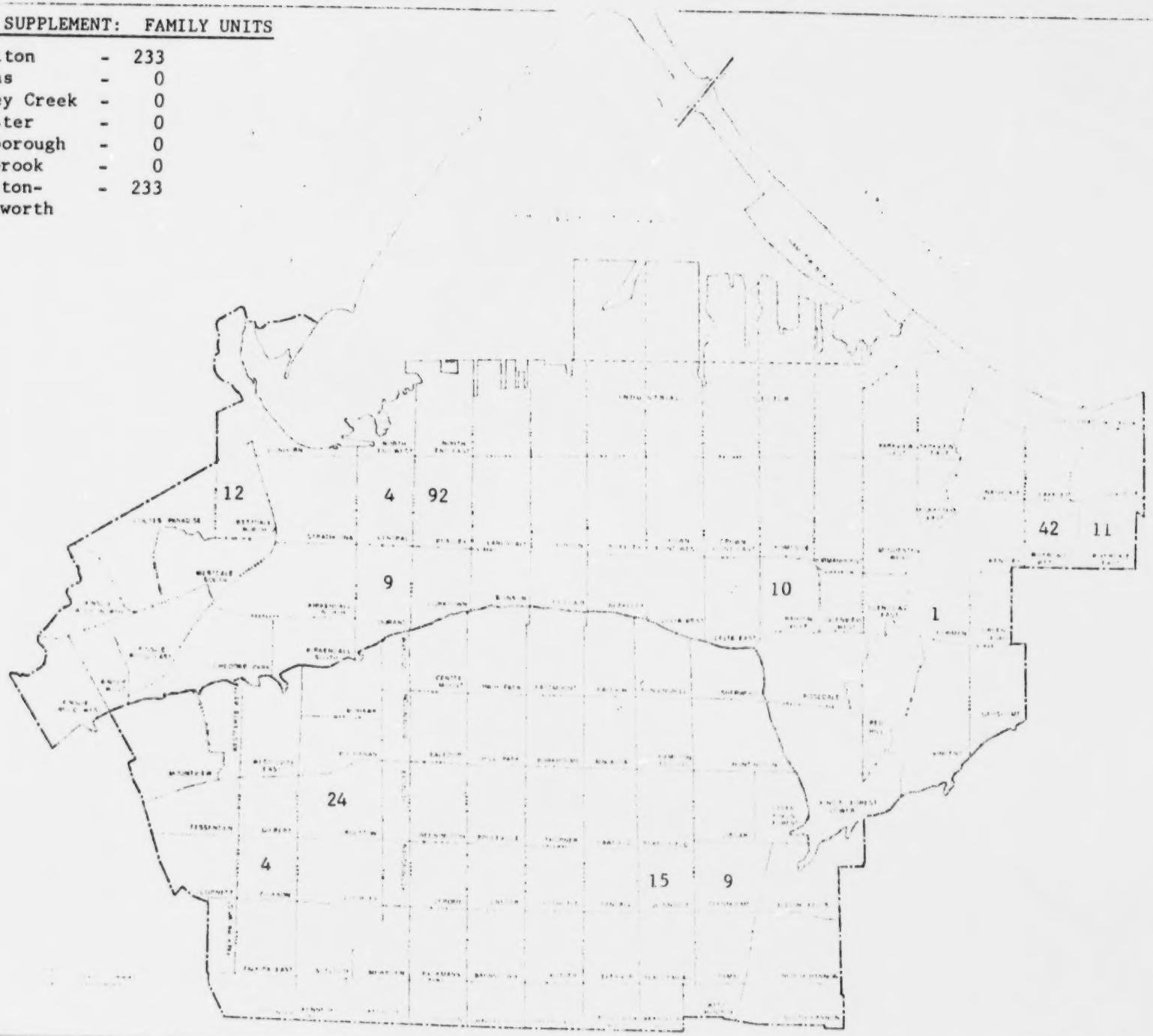
OHC PROJECTS: FAMILY UNITS

Hamilton	-	1932
Dundas	-	25
Stoney Creek	-	43
Ancaster	-	0
Flamborough	-	0
Glanbrook	-	0
Hamilton-Wentworth	-	2000



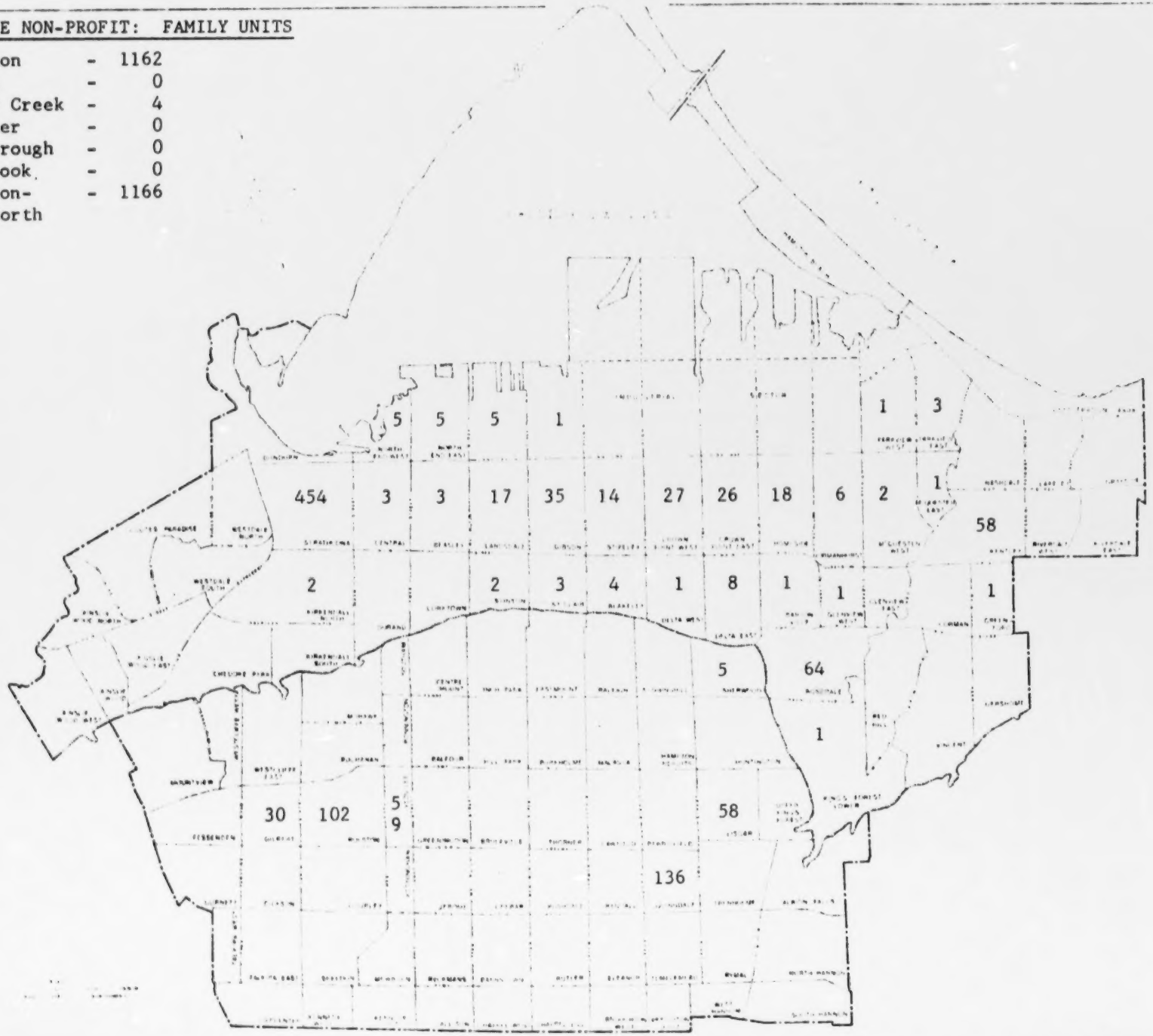
RENT SUPPLEMENT: FAMILY UNITS

Hamilton	-	233
Dundas	-	0
Stoney Creek	-	0
Ancaster	-	0
Flamborough	-	0
Glanbrook	-	0
Hamilton-Wentworth	-	233

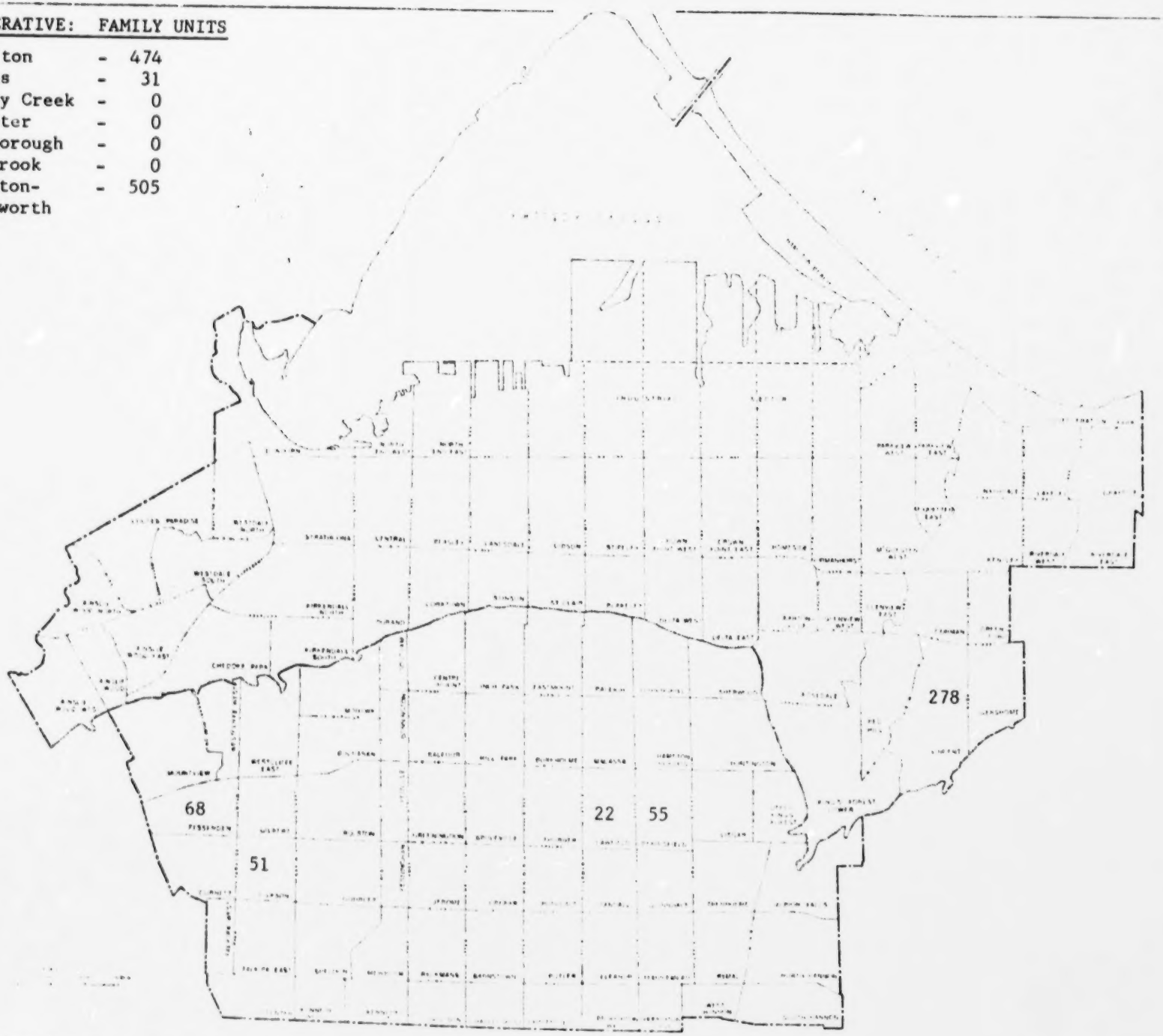


PRIVATE NON-PROFIT: FAMILY UNITS

Hamilton	-	1162
Dundas	-	0
Stoney Creek	-	4
Ancaster	-	0
Flamborough	-	0
Glanbrook	-	0
Hamilton-Wentworth	-	1166

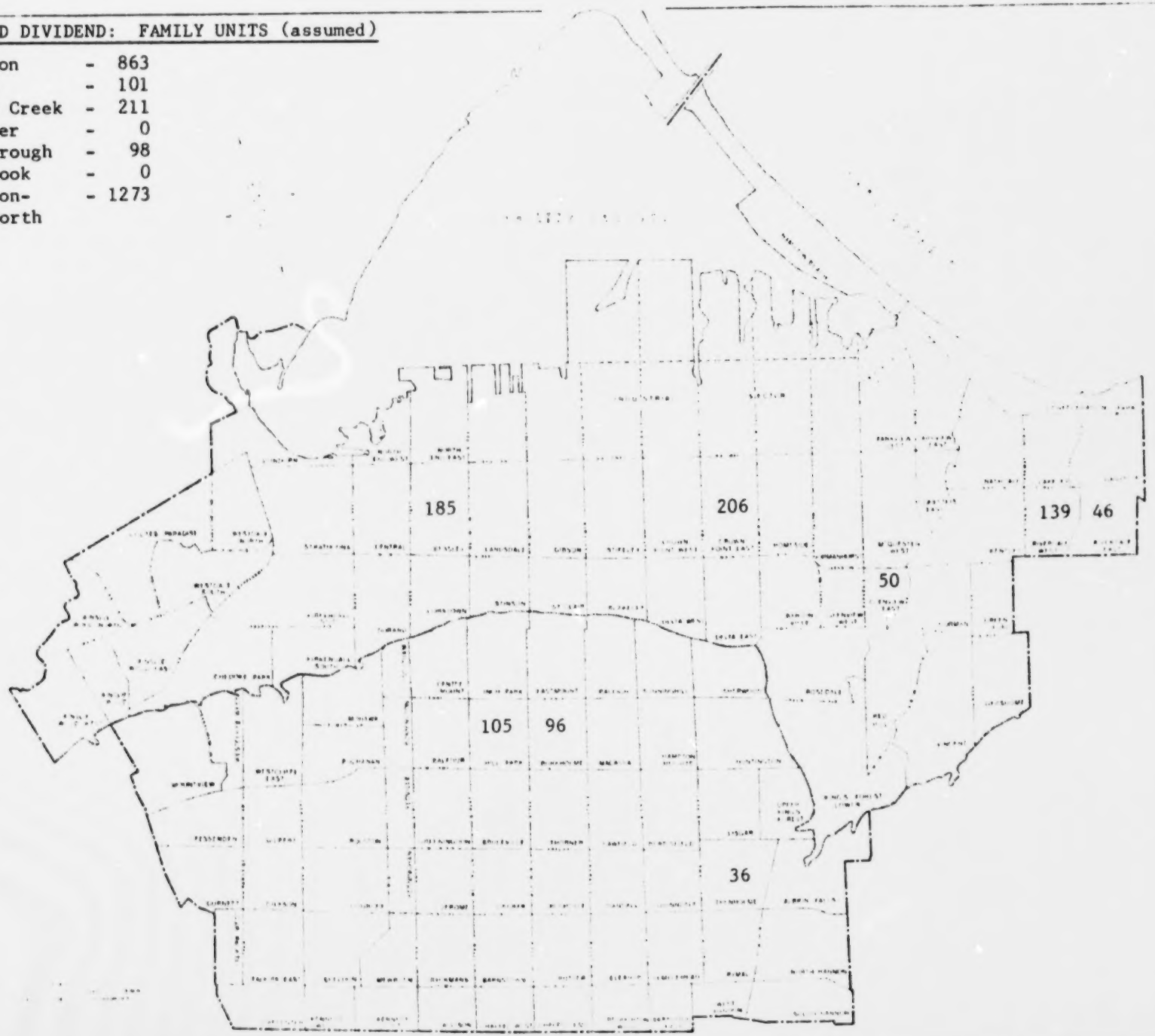


COOPERATIVE:	FAMILY UNITS
Hamilton	- 474
Dundas	- 31
Stoney Creek	- 0
Ancaster	- 0
Flamborough	- 0
Glanbrook	- 0
Hamilton-Wentworth	- 505



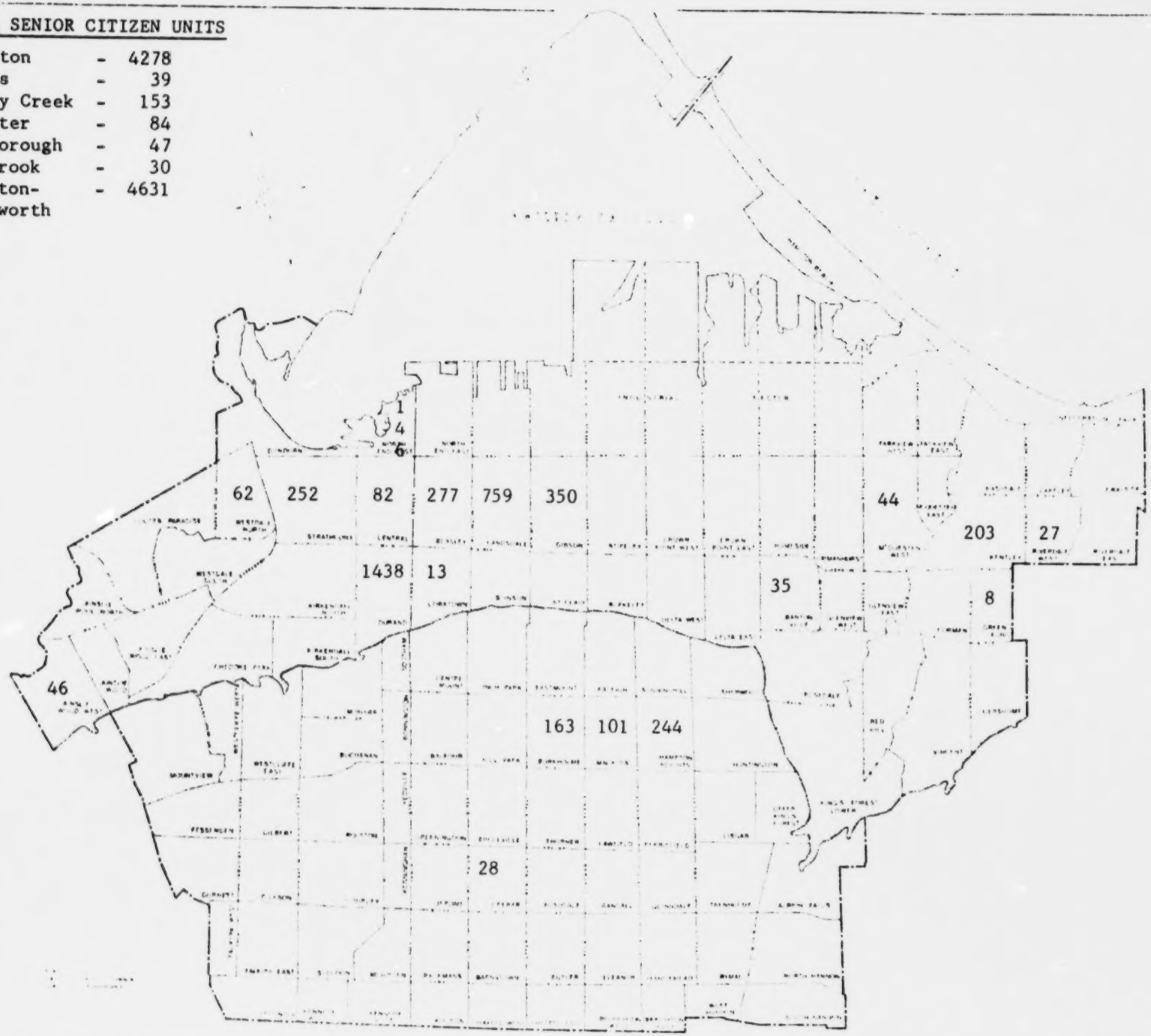
LIMITED DIVIDEND: FAMILY UNITS (assumed)

Hamilton	-	863
Dundas	-	101
Stoney Creek	-	211
Ancaster	-	0
Flamborough	-	98
Glanbrook	-	0
Hamilton-Wentworth	-	1273



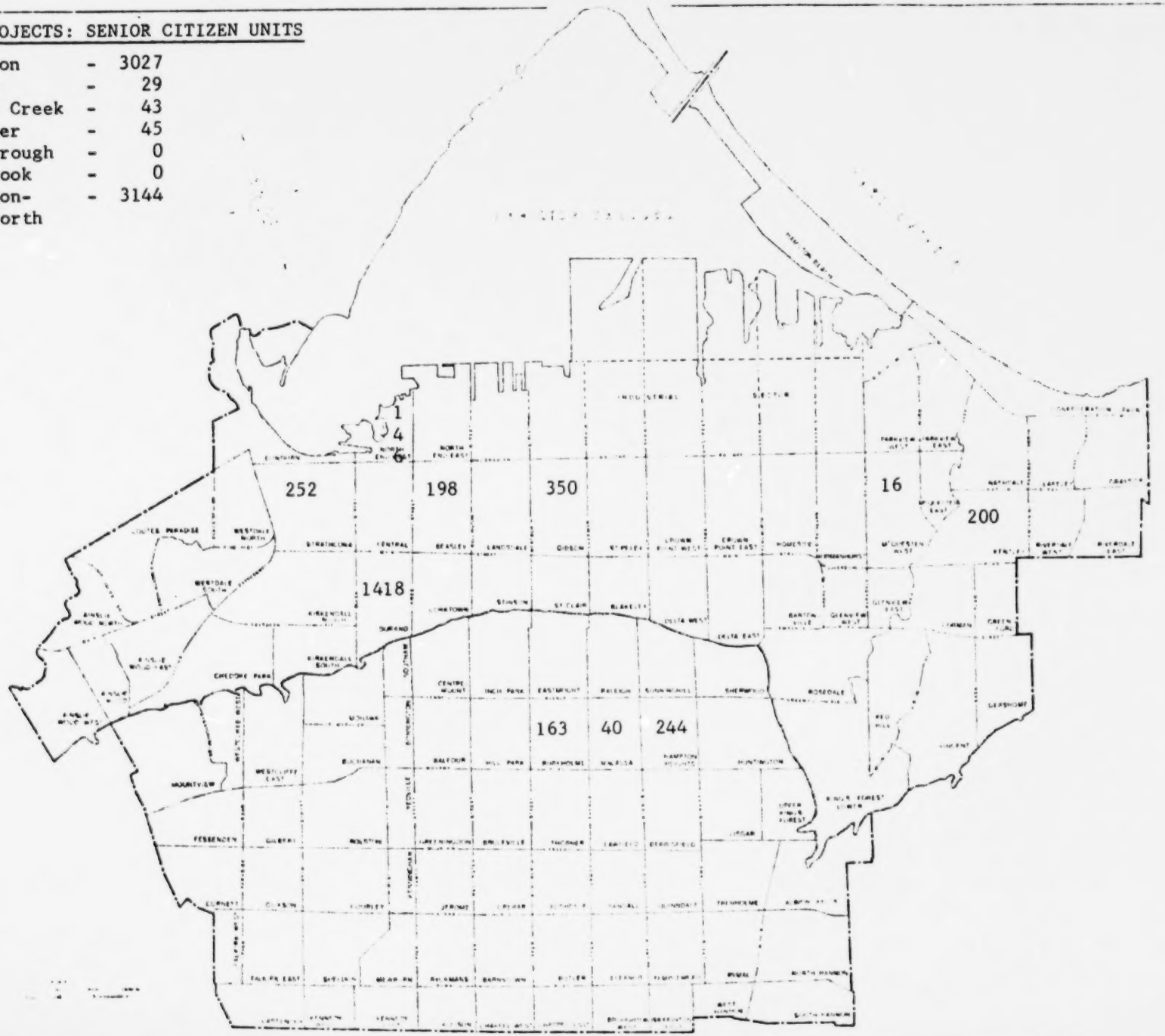
TOTAL SENIOR CITIZEN UNITS

Hamilton	-	4278
Dundas	-	39
Stoney Creek	-	153
Ancaster	-	84
Flamborough	-	47
Glanbrook	-	30
Hamilton-Wentworth	-	4631



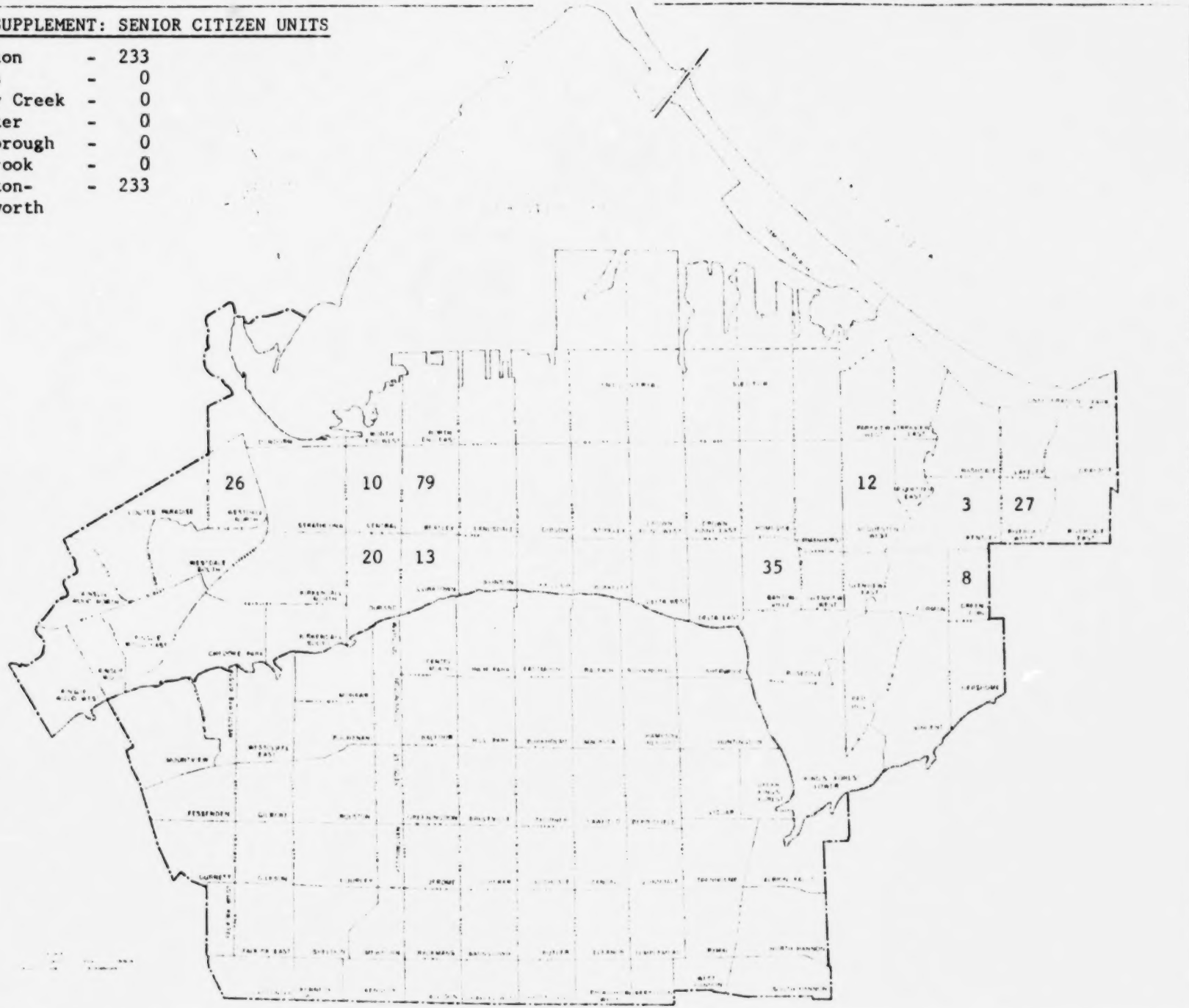
OHC PROJECTS: SENIOR CITIZEN UNITS

Hamilton	-	3027
Dundas	-	29
Stoney Creek	-	43
Ancaster	-	45
Flamborough	-	0
Glanbrook	-	0
Hamilton-Wentworth	-	3144



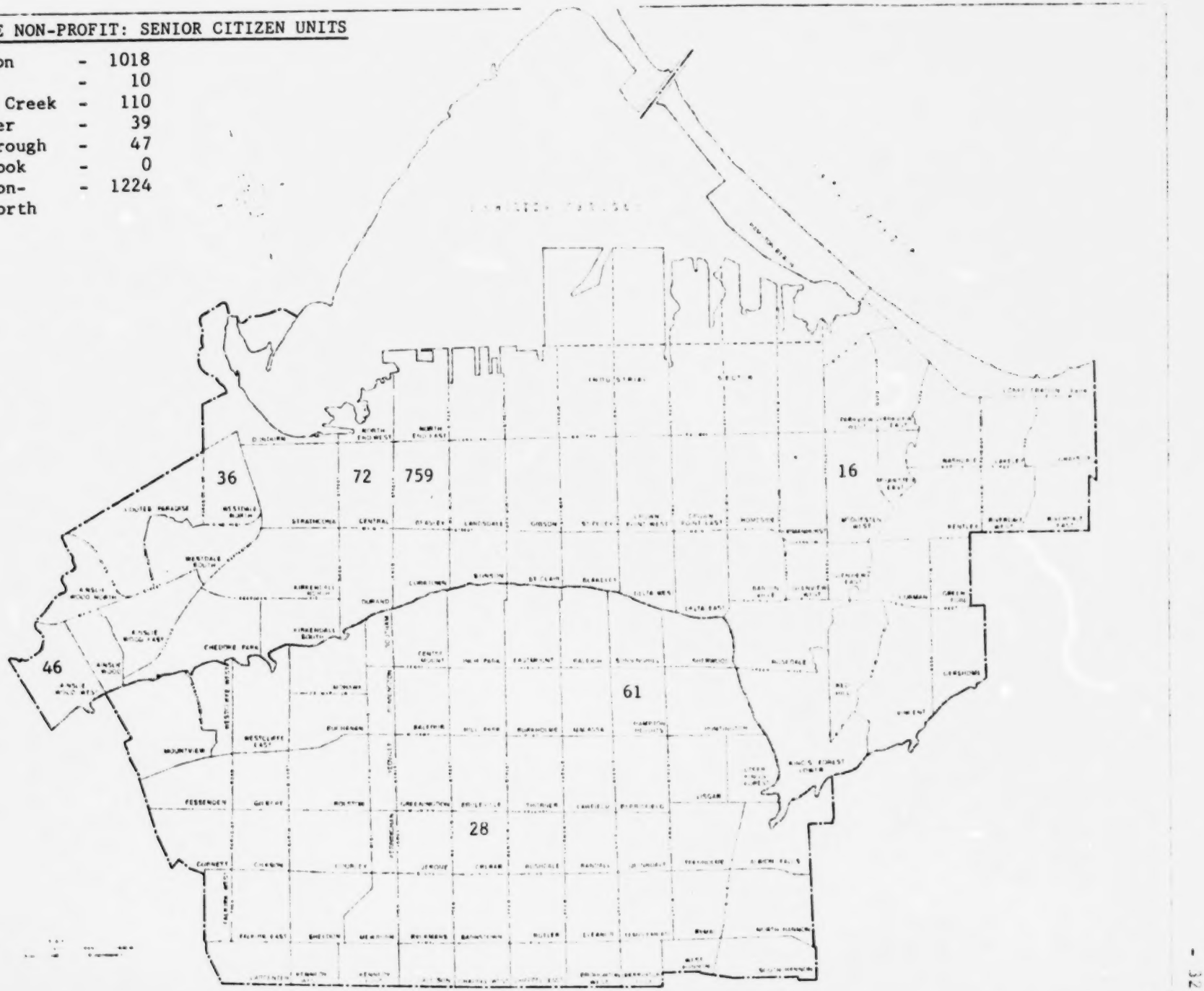
RENT SUPPLEMENT: SENIOR CITIZEN UNITS

Hamilton	-	233
Dundas	-	0
Stoney Creek	-	0
Ancaster	-	0
Flamborough	-	0
Glanbrook	-	0
Hamilton-Wentworth	-	233



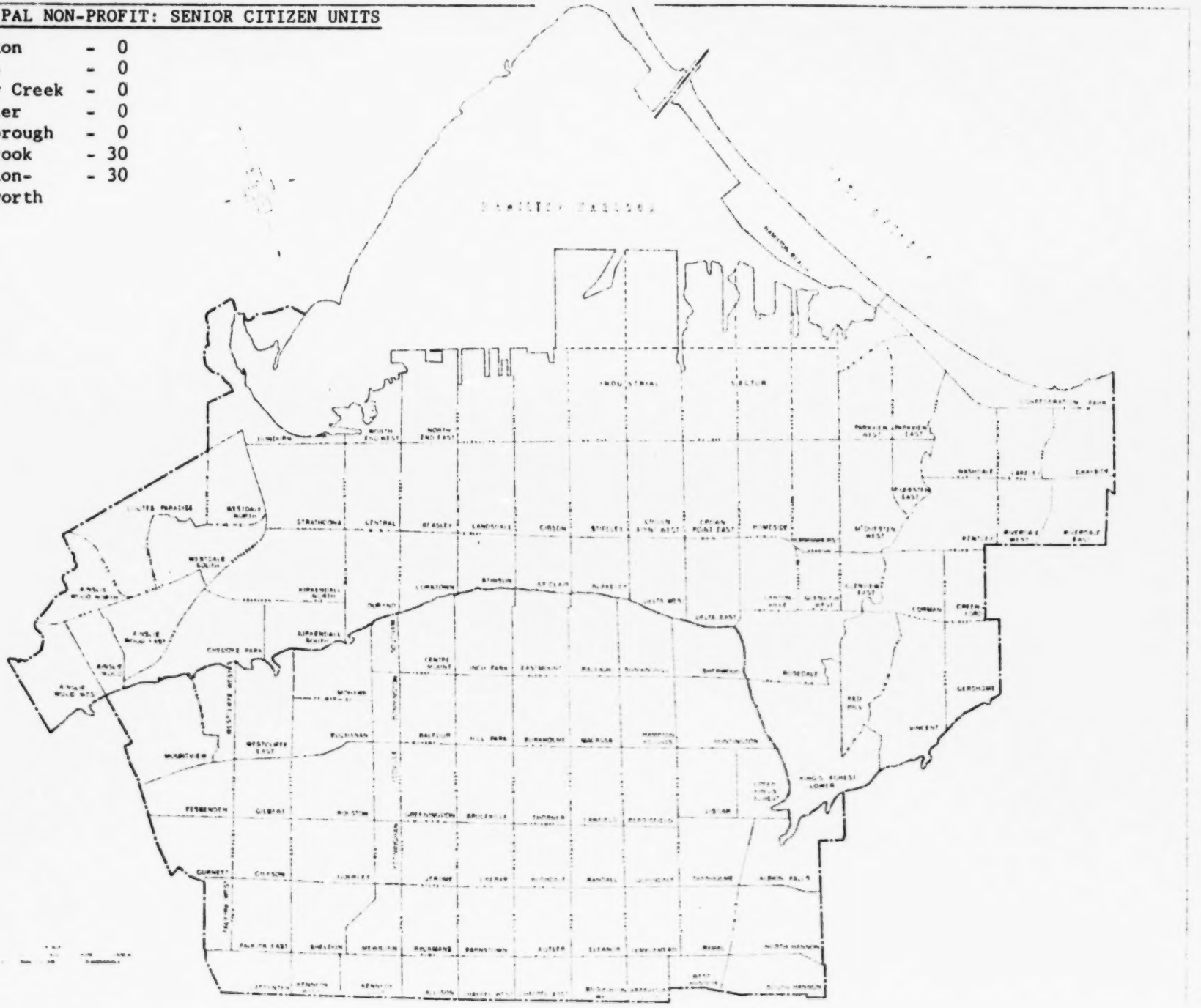
PRIVATE NON-PROFIT: SENIOR CITIZEN UNITS

Hamilton	-	1018
Dundas	-	10
Stoney Creek	-	110
Ancaster	-	39
Flamborough	-	47
Glanbrook	-	0
Hamilton-Wentworth	-	1224



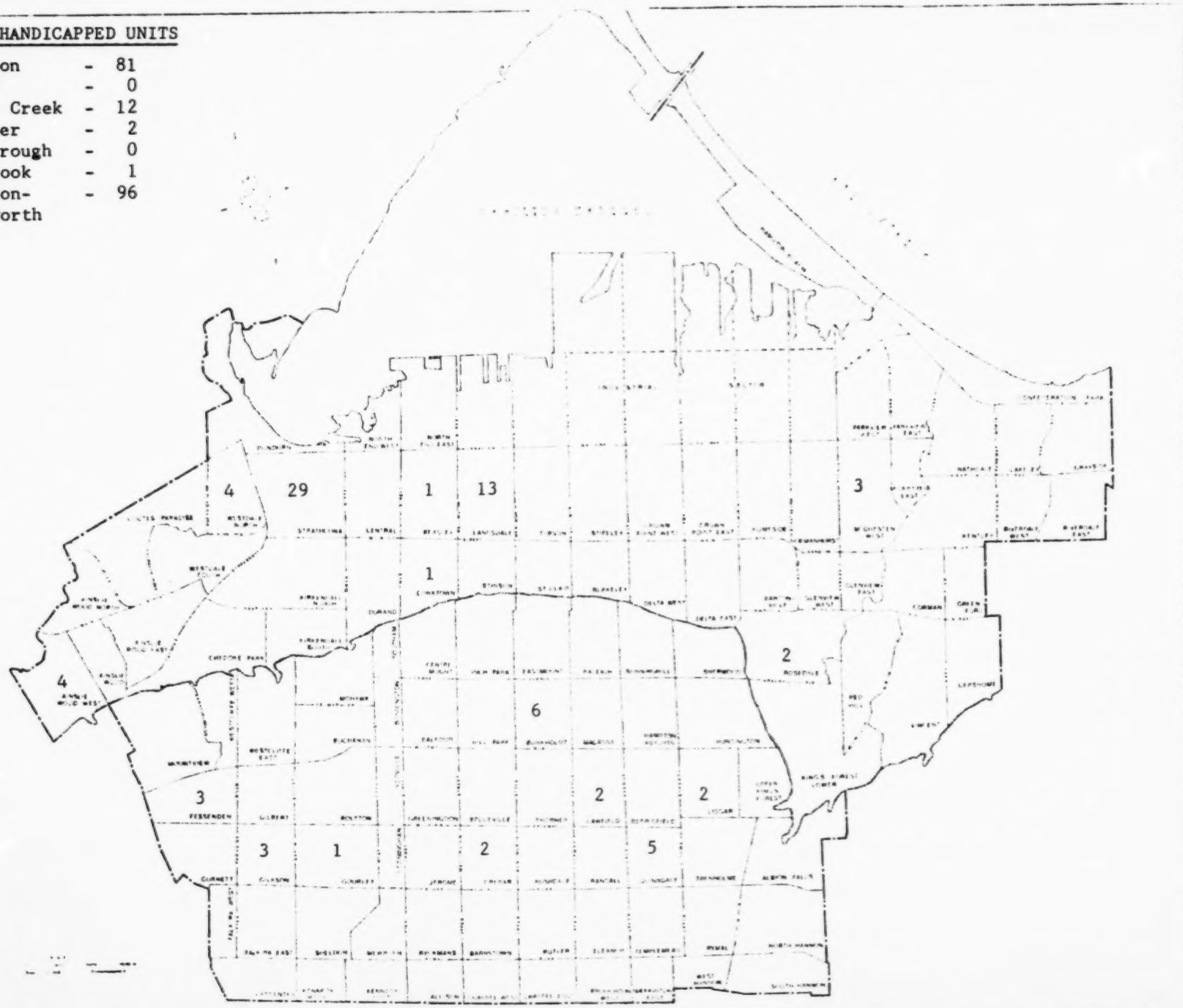
MUNICIPAL NON-PROFIT: SENIOR CITIZEN UNITS

Hamilton	- 0
Dundas	- 0
Stoney Creek	- 0
Ancaster	- 0
Flamborough	- 0
Glanbrook	- 30
Hamilton-Wentworth	- 30



TOTAL HANDICAPPED UNITS

Hamilton	-	81
Dundas	-	0
Stoney Creek	-	12
Ancaster	-	2
Flamborough	-	0
Glanbrook	-	1
Hamilton-Wentworth	-	96



3. LOCATION TABLES

ONTARIO HOUSING PROJECTS INVENTORY

FAMILY UNITS

PROJECT NAME/NO.		LOCATION	NO. OF UNITS Sub-Total	Total
HAMILTON				1932
F.P. 1	1157	Roxborough Park McQuesten East	16	
		McQuesten West	155	
F.P. 5	1166	Roxborough Park McQuesten West	10	
F.P. 6	1160	Mohawk Gardens Burkholme	84	
F.P. 7	1165	Lang St./Moyes Avenue McQuesten West	75	
F.P. 9	1163	Catharine St. North North End East	4	
O.H. 1	3669	Millwood - Bobolink Bruleville	46	
O.H. 2	3611	77 Alpine Avenue Inch Park	1	
		172 Balsam Avenue S. Blakeley	1	
		175 Brucedale Avenue S. Centremount	1	
		25 Cumberland Avenue St. Clair	1	
		19 East 12th Street Inch Park	1	
		346 East 23rd Street Burkholme	1	
		67 East 37th Street Raleigh	1	
		26 East 44th Street Sunninghill	1	
		893 Fennell Avenue Raleigh	1	

cont'd...

PROJECT NAME/NO.		LOCATION	NO. OF UNITS Sub-Total	Total
		211 Glendale Avenue N. Crown Point West	1	
		11 Holton Avenue N. Gibson	1	
		100 Howard Avenue Balfour	1	
		25 Marvin Ct. Huntington	1	
		478 MacKenzie Road Burkholme	1	
		216 Paling Avenue Homeside	1	
		516 Queensdale Avenue E. Eastmount	1	
		180 Tragina Avenue N. Homeside	1	
		542 Walmer Road McQuesten East	1	
O.H. 6	3659	Lawfield Gardens Lawfield Berrisfield	 42 46	
O.H. 8	3685	James - Picton North End West	17	
O.H. 9	3686	Martha - Roxborough McQuesten West	69	
O.H. 11	3706	James - McNab - Strachan North End West	91	
O.H. 12	3707	Oriole Crescent McQuesten West	158	
O.H. 14	3759	Montcalm Drive Rolston	76	
O.H. 16	3125	Purnell Drive Gilbert	131	
O.H. 17	3130	Kenora Avenue Kentley	168	
O.H. 18	3126	St. Andrews Drive Vincent	96	
O.H. 19	3139	20 Congress Crescent Vincent	110	

cont'd...

PROJECT NAME/NO.	LOCATION	NO. OF UNITS Sub-Total	Total
O.H. 22 3145	30 Congress Crescent Vincent	110	
O.H. 26 3415	50 Congress Crescent Vincent	53	
O.H. 29 3473	Limeridge and Locheed Lisgar	54	
O.H. 30 3468	Greendale and Cranbrook Gilkson	66	
O.H. 31 3497	Elgar St., Limeridge & Ralston Ralston	30	
O.H. 32 3474	Lisgar/Berrisfield Lisgar/Lawfield (2) Berrisfield	17 23	
O.H. 33 3432	980 Upper Ottawa Berrisfield	57	
O.H. 42 3401	Limeridge and Upper Ottawa Quinndale	13	
O.H. 44 7903	Lawfield Meadows Lawfield	9	
O.H. 46 7914	Gourley/Lawfield West Gourley	49	
O.H. 54 7968	Mohawk Gardens Burkholme	28	
O.H. 56 4452	25 Glamis Gilkson	1	
O.H. 57 4453	Rexford Randall	6	
O.H. 60 4469	Brewster and Berrisfield Berrisfield	4	
DUNDAS	149 Governors Road Creighton East	25	25
STONEY CREEK	Scattered in Saltfleet	43	43
ANCASTER		0	0
FLAMBOROUGH		0	0
GLANBROOK		0	0
REGION			2000

ONTARIO HOUSING PROJECTS INVENTORY

SENIOR CITIZEN UNITS

PROJECT NAME/NO.		LOCATION	NO. OF UNITS Sub-Total	Total
HAMILTON				3027
O.H. 3	3901	60 and 92 Macassa Macassa	40	
O.H. 4	3904	500 McNab Street North North End West	146	
O.H. 10H	3961	95 Hess Street South Durand	556	
O.H. 10J	3961	181 Jackson Street West Durand		
O.H. 13	3813	155 Park Street Durand	397	
O.H. 15	3832	226 Rebecca Street Beasley	198	
O.H. 23	3579	555 Queenston Road Kentley	200	
O.H. 28	3266	200 Jackson Street West Durand	243	
		191 Main Street West Durand	222	
O.H. 37	3372	Florence and Strathcona Strathcona	252	
O.H. 38	3990	801 Upper Gage Avenue Hampton Heights	244	
O.H. 40	3094	30 Sanford Avenue South Gibson	350	
O.H. 53	7894	395 Mohawk Road East Burkholme	163	
F.P. 7	1165	Lang Street, Hayes Avenue McQuesten West	16	
DUNDAS		104 Osler Dr. Desjardins	29	29
STONEY CREEK		5 Maple Ave. 5104	43	43

Ontario Housing Projects Inventory: Senior Citizen Units cont'd

PROJECT NAME/NO.	LOCATION	NO. OF UNITS Sub-Total	Total
ANCASTER	109 Fiddler's Green Rd. 3100	45	45
FLAMBOROUGH	-	0	0
GLANBROOK	-	0	0
REGION			3144

RENT SUPPLEMENT HOUSING INVENTORY

FAMILY UNITS

LOCATION	NO. OF UNITS Sub-Total	Total
HAMILTON		233
$($ Queenston Rd. Corman	1	
150 Market Street W. Central	4	
235 Rebecca Street Beasley	9	
145 and 165 Queen Street S. Durand	9	
50 Bell Manor Street Riverdale East	6	
75, 91 and 113 Berkindale Dr. Riverdale East	5	
340 Cochrane Rd. Bartonville	4	
380 Cochrane Rd. Bartonville	2	
70 and 75 Glenburn Ct. Riverdale West	42	
2100 King Street E. Bartonville	4	
192 Hughson Street N. Beasley	15	
181 John Street N. Beasley	25	
44 Robert Street Beasley	13	
125 Wellington Street N. Beasley	30	
11 and 17 Courtland Ave. Gilkson	4	
11 and 21 Kendale Ct. Rolston	20	

cont'd...

LOCATION	NO. OF UNITS Sub-Total	Total
293 Limeridge Road W. Rolston	4	
1400 Limeridge Road E. Trenholme	9	
515 Queen Victoria Quinndale	15	
44 and 50 Glen Road Westdale North	12	
DUNDAS	0	0
STONEY CREEK	0	0
ANCASTER	0	0
FLAMBOROUGH	0	0
GLANBROOK	0	0
REGION		233

RENT SUPPLEMENT HOUSING INVENTORY

SENIOR CITIZEN UNITS

LOCATION	NO. OF UNITS Sub-Total	Total
HAMILTON		233
150 Market Street W. Central	10	
235 Rebecca Street Beasley	30	
145 and 165 Queen Street S. Durand	17	
75 Darlake Avenue Riverdale West	27	
340 Cochrane Road Bartonville	12	
380 Cochrane Road Bartonville	3	
2100 King Street E. Bartonville	20	
265 Melvin Avenue McQuesten West	12	
575 Queenston Road Kentley	3	
770 Queenston Road Greenford	8	
100 Ferguson Street S. Corktown	3	
192 Hughson Street N. Beasley	18	
175 Hunter Street W. Durand	3	
181 John Street N. Beasley	21	
125 Wellington Street N. Beasley	10	
132, 136, 140 Wellington Street S. Corktown	10	

cont'd...

LOCATION	NO. OF UNITS Sub-Total	Total
44 and 50 Glen Road Westdale North	26	
DUNDAS	0	0
STONEY CREEK	0	0
ANCASTER	0	0
FLAMBOROUGH	0	0
GLANBROOK	0	0
REGION		233

PRIVATE NON-PROFIT HOUSING INVENTORY

FAMILY UNITS

PROJECT NAME	LOCATION	NO. OF UNITS Sub-Total	Total
HAMILTON			1162
Victoria Park Community Homes	175 Limeridge Road W. Rolston	40	
	115 Locke Street N.	1	
	158 Locke Street N.	1	
	160 Locke Street N. Strathcona	2	
	175 Wood Avenue E. North End East	1	
	1 McNeil Street Central	1	
	2344 Barton Street E. Kentley	42	
	255 Kenora Avenue Kentley	16	
	34 Greig Street Strathcona	1	
	169 Mary Street N. Beasley	2	
	141, 171, 201 Caledon Ave. Yeoville	44	
	152 Locke Street N. Strathcona	1	
	18, 44 Century Street Landsdale	2	
	1247-1255 Fennell Ave.E. Sherwood	5	
	2 Greig Street Strathcona	1	
	15-27 Lotus Avenue Yeoville	7	
	75, 85 Caledon Avenue Yeoville	8	

cont'd...

PROJECT NAME	LOCATION	NO. OF UNITS Sub-Total	Total
	65 Oxford Street Strathcona	1	
	95-103 Cheever Street Industrial Sector A	5	
	187 Napier Strathcona	2	
	120 Locke Street N. Strathcona	1	
	23 Niagara Street Industrial Sector B	1	
	349 MacNab Street N. North End West	1	
	351 MacNab Street N. North End West	1	
	353 MacNab Street N. North End West	1	
	195 Limeridge Road W. Rolston	44	
	85 Bonaventure Drive Gilbert	30	
	399 Queen Victoria and 25 Rochelle Quinndale	40	
	196 Emerald Street N. Landsdale	1	
	138 Macauley Street North End East	1	
	418, 422 James Street N. North End East	2	
	249 Prospect Street S. Blakeley	1	
	26, 28 Ruth Street Stipeley	2	
	273 Limeridge Road W. Rolston	18	
	18 Carson Drive and 10 Locheed Drive Lisgar	58	

cont'd...

PROJECT NAME	LOCATION	NO. OF UNITS Sub-Total	Total
	151 Queen Street N. Strathcona	220	
	40 Oxford Street Strathcona	197	
	30 Kimberley Drive Rosedale	63	
	125, 155 Queen Victoria Quinndale	96	
Kiwanis Non-Profit Homes	Blakeley	2	
	Landsdale	7	
	Stinson	2	
	St. Clair	2	
	Delta West	1	
	Delta East	8	
	Greenford	1	
	Dartonville	1	
	Normanhurst	5	
	Homeside	17	
	Crown Point East	24	
	Crown Point West	26	
	Stipley	9	
	Gibson	21	
	Glenview West	1	
	Rosedale	1	
	King's Forest Lower	1	
	Parkview East	3	
	Parkview West	1	
	North End East	1	
	North End West	1	
	Beasley	1	
	McQuesten East	1	
	McQuesten West	1	
Hamilton Baptist Non-Profit Homes	19-63 Margaret Street Strathcona	22	
Urban Native Homes Inc.	31 Allen Street Homeside	1	
	82, 84 Steven Street Landsdale	2	

cont'd...

PROJECT NAME	LOCATION	NO. OF UNITS Sub-Total	Total
	755, 759 Cannon Street E. Stipeley	2	
	238 MacNab Street N. Central	2	
	182 Sanford Avenue N. Gibson	2	
	762 Cannon Street E. Stipeley	1	
	129 Adeline Avenue N. Normanhurst	1	
	92 Adair Street N. McQuesten West	1	
	25 Fairleigh Avenue N. Gibson	1	
	112 Myrtle Avenue St. Clair	1	
	16 Primrose Avenue Crown Point West	1	
	115 Emerald Street N. Landsdale	1	
	34 Albany Avenue Crown Point East	1	
	34 Province Avenue N. Crown Point East	1	
	48 Holton Avenue N. Gibson	1	
McGivney Community Homes	53, 59 & 61 Arthur Avenue N. Gibson	3	
	440 Charlton Avenue W. Kirkendall North	1	
	14, 22 Chestnut Avenue Gibson	2	
	168, 170 East Avenue N. Landsdale	2	
	132, 189 Emerald Street N. Landsdale	2	

cont'd...

PROJECT NAME	LOCATION	NO. OF UNITS Sub-Total	Total
	10 Florence Street Strathcona	1	
	43 Greig Street Strathcona	1	
	30,41 Harvey Street Gibson	2	
	40 Holton Avenue N. Gibson	1	
	127 Homewood Avenue Kirkendall North	1	
	29 Kinrade Avenue Gibson	1	
	342 MacNab Street N. North End West	1	
	56 New Street Strathcona	1	
	66 Norway Avenue Blakeley	1	
	89 Oxford Street Strathcona	1	
	101 Sanford Avenue N. Gibson	1	
DUNDAS		0	0
STONEY CREEK			4
Victoria Park Community Homes	14,26,36,38 Alymer Cres. 5460	4	
ANCASTER		0	0
FLAMBOROUGH		0	0
GLANBROOK		0	0
REGION			1166

PRIVATE NON-PROFIT HOUSING INVENTORY

SENIOR CITIZEN UNITS

PROJECT NAME	LOCATION	NO. OF UNITS Sub-Total	Total
HAMILTON			1018
Coronation Park Housing	41 Reid Avenue S. McQuesten West	16	
Hamilton Housing Company	68-90 Macassa Avenue Macassa	45	
	723-727 Upper Sherman Avenue Macassa	16	
Hamilton Senior Citizens' Apt.	255 King Street W. Central	72	
First Place	350 King Street E. Landsdale	452	
Hamilton Jewish Home for the Aged	70 Macklin Street Westdale North	36	
Sons of Italy Foundation	20 Emerald Street N. Landsdale	226	
LUINA Hamilton Foundation	30 West Avenue N. Landsdale	81	
Rambynas Inc.	1880-1882 Main Street West Ainslie Wood West	46	
Canada Reformed Society Inc.	337 Stone Church Road E. Crerar	28	
DUNDAS			10
Lions Housing	50 Creighton Road Creighton West	10	

cont'd...

Private Non-Profit Housing Inventory: Senior Citizen Units - 50

PROJECT NAME	LOCATION	NO. OF UNITS Sub-Total	Total
STONEY CREEK			110
Heritage Green Senior Citizens' Centre	122 Ventura Dr. 5440	110	
ANCASTER			39
Ancaster Senior Citizens' Apt.	280 Fiddler's Green Road 3100	11	
Ryerson Ancaster Homes	265 Wilson Street E. 3100	28	
FLAMBOROUGH			47
Rotary Garden Court	30 John Street (Waterdown) 1400	11	
Elim Villa	Waterdown 1400	36	
GLANBROOK	-	0	0
REGION			1224

CO-OPERATIVE HOUSING INVENTORY

FAMILY UNITS

PROJECT NAME	LOCATION	NO. OF UNITS Sub-Total	Total
HAMILTON			474
Greenhill Place Housing Coop.	350 Quigley Road Vincent	278	
Winkleigh Housing Coop.	Upper Ottawa and Limeridge Rd.		
	Berrisfield	55	
	Lawfield	22	
Mountain City Coop.	Mohawk Road and Upper Horning Rd. Fessenden	68	
Stone Church Cooperative Homes	600 Stone Church Road W. Gilkson	51	
DUNDAS			31
Dundas Coop.	11, 13, 15 Main Street Guelph	6	
	25 Dundas Street Guelph	25	
STONEY CREEK	-	0	0
ANCASTER	-	0	0
FLAMBOROUGH	-	0	0
GLANBROOK	-	0	0
REGION			505

LIMITED DIVIDEND INVENTORY

FAMILY UNITS

PROJECT NAME	LOCATION	NO. OF UNITS Sub-Total	Total
HAMILTON			863
Halam Park Apartments	338 East 27th Street Burkholme	96	
The Centre Apartments	468 and 472 Ottawa Street N. Crown Point East	206	
Janus Apartment	334 East 14th Street Hill Park	105	
Anthony Court Apartments	77 Delawana Dr. Riverdale West	139	
Artben Homes Limited	2271-2285 King Street East Glenview West	50	
Shelley Construction	75 Berkindale Dr. Riverdale East	46	
Empire Apartments	192 Hughson Street N. Beasley	185	
Luval Apartments	1400 Limeridge Road E. Trenholme	36	
DUNDAS			101
Helen Park Apartments	16 Helen Street York Heights	101	
STONEY CREEK			211
Cambridge Place	831 Queenston Road 5105	124	
Rolida Gardens	837 Queenston Road 5105	87	

cont'd...

Limited Dividend Inventory: Family Units cont'd

PROJECT NAME	LOCATION	NO. OF UNITS Sub-Total	Total
ANCASTER			0
FLAMBOROUGH			98
Braeburn Apartments	1 Hamilton Dr. (Waterdown) 1400	98	
GLANBROOK	-	0	0
REGION			1273

MUNICIPAL NON-PROFIT INVENTORY

SENIOR UNITS

PROJECT NAME	LOCATION	NO. OF UNITS Sub-Total	Total
HAMILTON	-	0	0
DUNDAS	-	0	0
STONEY CREEK	-	0	0
ANCASTER	-	0	0
FLAMBOROUGH	-	0	0
GLANBROOK			30
Orchard Court	Library Lane (Binbrook) 4200	30	
REGION			30

HANDICAPPED UNITS INVENTORY

PROGRAM/PROJECT NAME	LOCATION	NO. OF UNITS Sub-Total	Total
HAMILTON			81
ONTARIO HOUSING PROJECTS			
Hamilton-Wentworth Housing Authority	120 Strathcona Avenue N. Strathcona	7 senior	
	395 Mohawk Road E. Burkholme	6 senior	
	226 Rebecca Street Beasley	1 senior	
	65 Eastvale Place McQuesten West	1 family	
	48 Eaton Place McQuesten West	1 family	
	3 Oriole Cres. McQuesten West	1 family	
	43 Camelot Dr. Lawfield	1 family	
	193 Lawnhurst Dr. Lawfield	1 family	
	16 Heatherdale Pl. Gourley	1 family	
	277 Queen Victoria Dr. Quinndale	1 family	
RENT SUPPLEMENT			
Hamilton-Wentworth Housing Authority	100 Ferguson Street S. Corktown	1 senior	
	165 Queen Street N. Strathcona	1 unit	
PRIVATE NON-PROFIT			
Victoria Park Community Homes	18 Carson Dr. Lisgar	2 family	
	30 Kimberly Dr. Rosedale	2 family	

cont'd...

PROGRAM/PROJECT NAME	LOCATION	NO. OF UNITS Sub-Total	Total
	125 Queen Victoria Dr. 155 Queen Victoria Dr. Quinndale	4 family	
	151 Queen Street N. 40 Oxford Street Strathcona	20 family	
LUINA Hamilton Foundation	30 West Avenue N. Landsdale	9 senior	
Hamilton Baptist Non-Profit Homes	49 Margaret Street Strathcona	1 family	
Rambynas Inc.	1880-1882 Main Street W. Ainslie Wood West	4 senior	
Sons of Italy Foundation	20 Emerald Street N. Landsdale	4 senior	
Hamilton Jewish Home for the Aged	70 Macklin Street Westdale North	4 senior	
Canadian Reformed Society Inc.	337 Stone Church Road E. Crerar	2 senior	
CO-OPERATIVE			
Mountain City Housing Cooperative	Mohawk Rd. W. & Upper Horning Road Fessenden	3 family	
Stone Church Cooperative Homes	600 Stone Church Road W. Gilkson	3 family	
DUNDAS	-	0	0
STONEY CREEK			12
PRIVATE NON-PROFIT			
Heritage Green Senior Citizens' Centre	122 Ventura Dr. 5440	12 senior	

cont'd...

PROGRAM/PROJECT NAME	LOCATION	NO. OF UNITS Sub-Total	Total
ANCASTER			2
PRIVATE NON-PROFIT			
Ryerson Ancaster Homes	265 Wilson Street E. 3100	2 senior	
FLAMBOROUGH	-	0	
GLANBROOK			1
MUNICIPAL NON-PROFIT			
Orchard Court	Library Lane (Binbrook) 4200	1 senior	
REGION			96